

U.S. Military Academy - Officer's Quarters No. 118
(Family Housing)
West side of Washington Road, south of the cemetery
U.S. Military Academy
West Point
Orange County
New York

HABS No. NY-5708-38

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
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HABS No. NY-5708-38
U.S.M.A No. 118

HISTORIC AMERICAN BUILDINGS SURVEY

U.S. MILITARY ACADEMY - OFFICER'S QUARTERS NO. 118
(FAMILY HOUSING)

LOCATION: West side of Washington Road, south of the cemetery, U.S. Military Academy, West Point, Orange County, New York.

USGS, West Point Quadrangle, Universal Transverse Mercator
Coordinates: 18.586420.4582960.

PRESENT OWNER AND OCCUPANT: U.S. Military Academy, Department of the Army.

PRESENT USE: Family Housing - Colonel.

SIGNIFICANCE: Quarters No. 118 is an example of the highly successful officers' quarters designed for the U.S. Military Academy by the office of Cram, Goodhue and Ferguson. Its character, a neo-gothic, reflects the general theme of their work at the Academy, providing, also, exceptional American Arts and Crafts interiors.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1908-1910.
2. Architect: Cram, Goodhue and Ferguson, Architects, Boston and New York.
3. Original and subsequent owners: U.S. Military Academy, Department of the Army.
4. Builder: Charles T. Willis, Inc.
5. Original plans and construction: Quarters No. 118 was part of a group consisting of Quarters 116, 120 and 122. The total cost of these quarters was \$270,292.70.
6. Alterations and additions: There have been no major alterations or additions.

B. Historical Context: Quarters No. 118 was one of the many sets of quarters designed by Cram, Goodhue and Ferguson as part of the early twentieth-century expansion at the Academy.

For the historical and architectural context of this building within the overall development of West Point see HABS No. NY-5708, Volume 2: "West Point: An Overview of the History and Physical Development of the United States Military Academy."

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Quarters No. 118 is representative of the work of Cram, Goodhue and Ferguson at the U.S. Military Academy in the first decade of the 20th century. The brick exterior walls with limestone detailing and painted wood trim were designed to create a Tudor Gothic appearance that would be distinctive on a campus that, at that time, was composed of a wide variety of styles. Cram, Goodhue and Ferguson were, without doubt, the most prominent architectural firm at West Point in this century. Their major building campaign at the Academy is a clear reflection of the "medievalist" craftsman philosophy of Ralph Adam Cram. This is seen not only in their other buildings at West Point, but also in their work nationally. The architectural character of details and floor plans has been preserved with minimal alteration.
2. Condition of fabric: The building is in good condition.

B. Description of Exterior:

1. Overall dimensions: Quarters No. 118 is basically a "U" shaped building. The length is 114'-8" and the width, 44'-10". The facade (east) is strongly symmetrical and composed of clearly defined masses, while the rear elevation of varied massing has a more irregular appearance. The overall emphasis is on verticality, appropriate to the creation of a medieval "atmosphere." Quarters No. 118 is eight bays along the facade and four bays on the north and south elevations.
2. Foundation: Concrete was used for the footings, while the foundation walls are stone below grade and brick above.
3. Walls: The exterior walls of Quarters No. 118 are red brick laid in a Flemish bond with brick, limestone and bluestone detailing. The overall surface is very crisp and planar.

Limestone is used for the sills of the windows, while splayed brick lintels, composed of both headers and stretchers, complete the exterior window detailing. Additionally, limestone is used for the capping element for the "buttresses" of the verandas and chimneys, for the top of the walls flanking the front entry stairs, and for the brackets in the veranda openings. Bluestone is used for the chimney caps and for the treads to the entry stairs.

Quarters No. 118 has no exterior embellishment other than what has already been mentioned.

4. Structural system, framing: The walls are load-bearing brick faced with brick on the exterior and non-bearing wood stud partition walls covered with plaster and/or wood paneling on the interior. Floors are supported by wood joists and the roofing system is composed of wood rafters. Steel beams are used where unusual loading conditions exist, primarily to transfer loads to the exterior walls.

5. Porches, verandas, sally ports, buttresses, chimneys: Two verandas, each approximately 19'-8" x 12'-7", are at the northeast and southeast corners of the building. Each is 1 x 1 bay with limestone capping elements on the buttresses and limestone brackets supporting a wood beam lintel. The verandas are incorporated into the wide sweep of the main gable roof, creating an enclosed element at each end of the building. The verandas have recently been converted to screen porches with the addition of aluminum screens. The floors are of concrete and the ceilings 1" x 3" beaded wood tongue-and-groove paneling.

The rear porches correspond to the rear entries and are composed of heavy wood chamfered posts with large, solid wood brackets supporting a hip roof with metal covering. A wood handrail with cross shaped balusters is included in the rear porches, which rest on concrete slabs.

Quarters No. 118 has four brick chimneys with protruding vertical brick "buttress" elements on all four sides leading to limestone and bluestone caps. Two chimneys are located in the central portion of the building and two are located at the north and south ends.

6. Openings:

- a. Doorways and doors: There are eight doorways: two main entries on the facade; four French doors from the verandas (two each veranda) and two rear doors just to the outside of the westernmost projection on the rear elevation. Each doorway has wood trim set inside the brick opening. The original doors still remain.

The principal doors are accessed through a covered entryway tied to the veranda. The oak doors are 3'-6" x 7'-0" x 2 1/2" with two panels below and glazing above.

The French doors leading from the verandas are 1'-9" x 7'-0" x 1 3/4" and are composed of four vertical lights in each door.

The rear doors have two panels below and two single lights of glass above.

- b. Windows: The windows on the first and second level are nine-over-nine double-hung wood sash windows except for leaded quarrel light wood casement windows in the stairway windows. All windows on the third floor are casements; with quarrel lights in the front windows and the rear stairway windows; twelve rectangular lights in the rear (west) bedroom; and six rectangular lights in the bathroom. The basement windows are either four light pivoting wood windows (facade and westernmost projection in rear) or four-over-four double-hung wood sash windows (north and south elevations and rear facade). All windows have a limestone sill, a splayed brick lintel and wood trim.

7. Roof:

- a. Shape, covering: The gable roof is covered with multi-colored slate placed in a random pattern.

- b. Cornice, eaves: The eaves are composed of wood. A narrow brick cornice is created by two projecting brick courses below the connection between roof and walls.
- c. Dormers: There is one dormer in Quarters No. 118, located in the center of the building. It is copper clad and has a shed roof. In this are two leaded quarrel light casement windows.

C. Description of Interior:

- 1. Floor plans: Quarters No. 118 is a duplex with identical units arranged symmetrically about an east-west party wall. Cram, Goodhue and Ferguson created units that expanded from a central stairway/hall composition from front to rear which connects to rooms around it. A parlor, dining room, library and kitchen are on the first level, with bedrooms on the second level. The third floor contains two bedrooms, a bath and two storerooms situated off a main hall and serviced by the rear stairway only.

Quarters No. 118A was inspected for the purposes of this report.

There is a generous flow of space between the parlor, dining room and hall on the first level with large doorways (5'-0" x 7'-0") connecting the three spaces. The entry doors to the library, and rear stair hall also connect to the hall, while a swinging door connects the kitchen and dining room.

- 2. Stairways: There are two stairways that serve Quarters No. 118A. The main stairway connects the first and second levels only. It is a 9'-10" wide "U" stair with wood posts, cut balusters and wood handrail. Risers and treads are of oak. The rear stairway is considerably narrower, an extended "U" stair, with wood treads, and square wood posts, balusters and handrail. The rear stairway runs from the basement to the third level.
- 3. Flooring: Flooring is oak on the first floor, heart pine on the second and third floors and yellow pine and concrete in the basement. Linoleum has been added to the kitchen.
- 4. Wall and ceiling finish: There is a variety of wall finishes on the first level. In the vestibule, main hall and parlor, there is wainscoting at 7' with 1" x 4" vertical oak boards approximately 15" on center over a white plaster wall. There is a molded cornice at the top of the wainscoting. The dining room has wainscoting to 6 1/2 feet approximately, with a molded cornice, top molded infill below, and white plaster walls. There is a wide molded cornice at the ceiling throughout this level. The kitchen has been remodeled.

The walls on the second and third floors are of plaster, while the basement has plaster, brick and stone walls.

5. Openings:

- a. Doorways and doors: Quarters No. 118A has four-panel wood doors with plain wood trim on the first floor, six-panel doors with beaded trim

on the second floor (trim is missing on outside of doorways to southern two bedrooms and northern bedroom), and four-panel doors with beaded trim in the basement and the third floor. These doors are typically 2'-10" x 7'-0" x 1 3/4".

6. Built-in features and hardware: The most distinctive features exist on the first floor. Quarters No. 118A appears to have an original radiator cover in the main hall. The fireplace mantel in the dining room is flanked by wood pilasters that extend from the floor to the ceiling with six molded wood panels between. The living room fireplace has three molded wood panels above the shelf, while the library fireplace is recessed within a segmentally arched opening with supporting brackets. A large tapered post runs from the floor to the ceiling at the end of the stair railing. Original vegetable bins still remain in the basement.

7. Mechanical equipment:

- a. Heating: Steam radiators provide heat for the building.
- b. Lighting: Incandescent lighting is used throughout, except for fluorescent lighting in the kitchen.

D. Site:

1. General setting and orientation: Quarters No. 118 is the middle unit of four Cram, Goodhue and Ferguson duplexes grouped along the west side of Washington Road. The building is oriented to the east toward the Hudson River. Immediately to the rear (west), just beyond the service drive, the land rises sharply in a densely forested hillside with an approximately 6' retaining wall creating the room for the service road. A narrow strip of grass stands between the building and Washington Road, and across Washington Road the land drops off sharply to the Hudson River plain. To the south is Cram, Goodhue and Ferguson Quarters No. 116 (HABS No. NY-5708-37) while to the north is their Quarters No. 120 (HABS No. NY-5708-39). A few coniferous and deciduous trees are scattered about the site.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: Original ink-on-linen working drawings are in the Facilities Engineer's Office, Directorate of Engineering and Housing, U.S. Military Academy. Subsequent alteration drawings are also found there.

B. Early Views: Early photographs can be found in the U.S. Military Academy Archives and Special Collections. Some of these are reproduced in the Grashof and Lange volumes of this project.

C. Bibliography:

1. Primary and unpublished sources:

Records, U.S. Military Academy Archives and Special Collections. See bibliographic essay in the Lange volume of this project for a listing of record groups.

2. Secondary and published sources:

Annual Reports, U.S. Military Academy Archives.

Grashof, Bethanie C. "Building Analysis and Preservation Guidelines for Category I and Selected Category II Buildings at the United States Military Academy, West Point, New York," Historic American Buildings Survey, 1983. HABS No. NY-5708.

Lange, Robie S. "West Point: An Overview of the History and Physical Development of the United States Military Academy," Historic American Buildings Survey, 1983. HABS No. NY-5708.

D. Likely Sources Not Yet Investigated: The Records of Cram, Goodhue and Ferguson.

PART IV. PROJECT INFORMATION

This documentation is part of a multi-year project sponsored by the National Park Service and the United States Military Academy, explained in the United States Military Academy, HABS No. NY-5708, Volume 1, "Methodology." This written documentation was prepared by Travis C. McDonald, Jr. and Timothy Lindblad, architectural historians, in 1982-1985 based on fieldwork conducted in 1982 and 1984.